

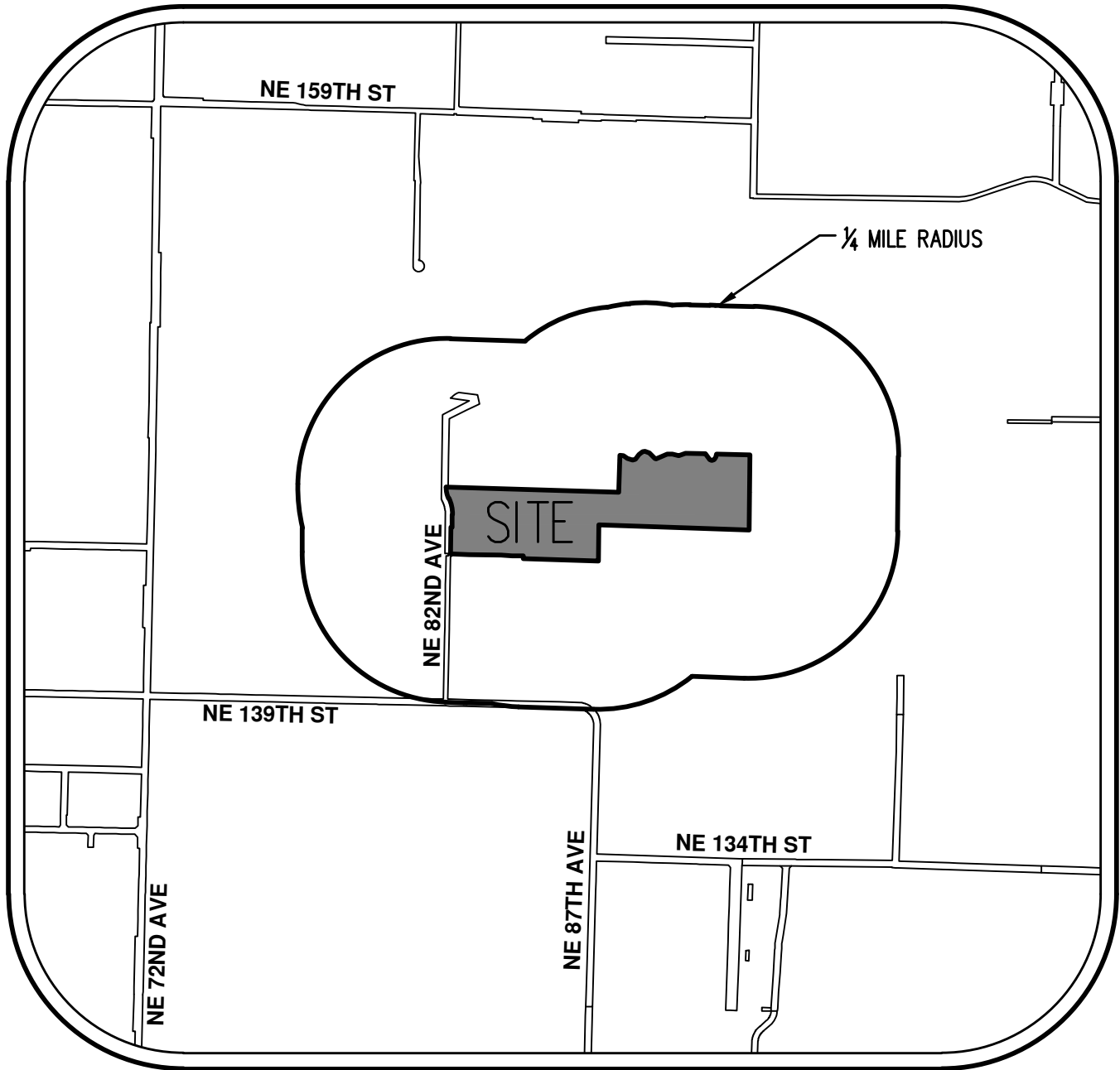
## 8. Proposed Development Plans

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# THE RESERVE AT SALMON CREEK

## PRELIMINARY CLUSTER SHORT PLAT PLANS



VICINITY MAP

N.T.S.

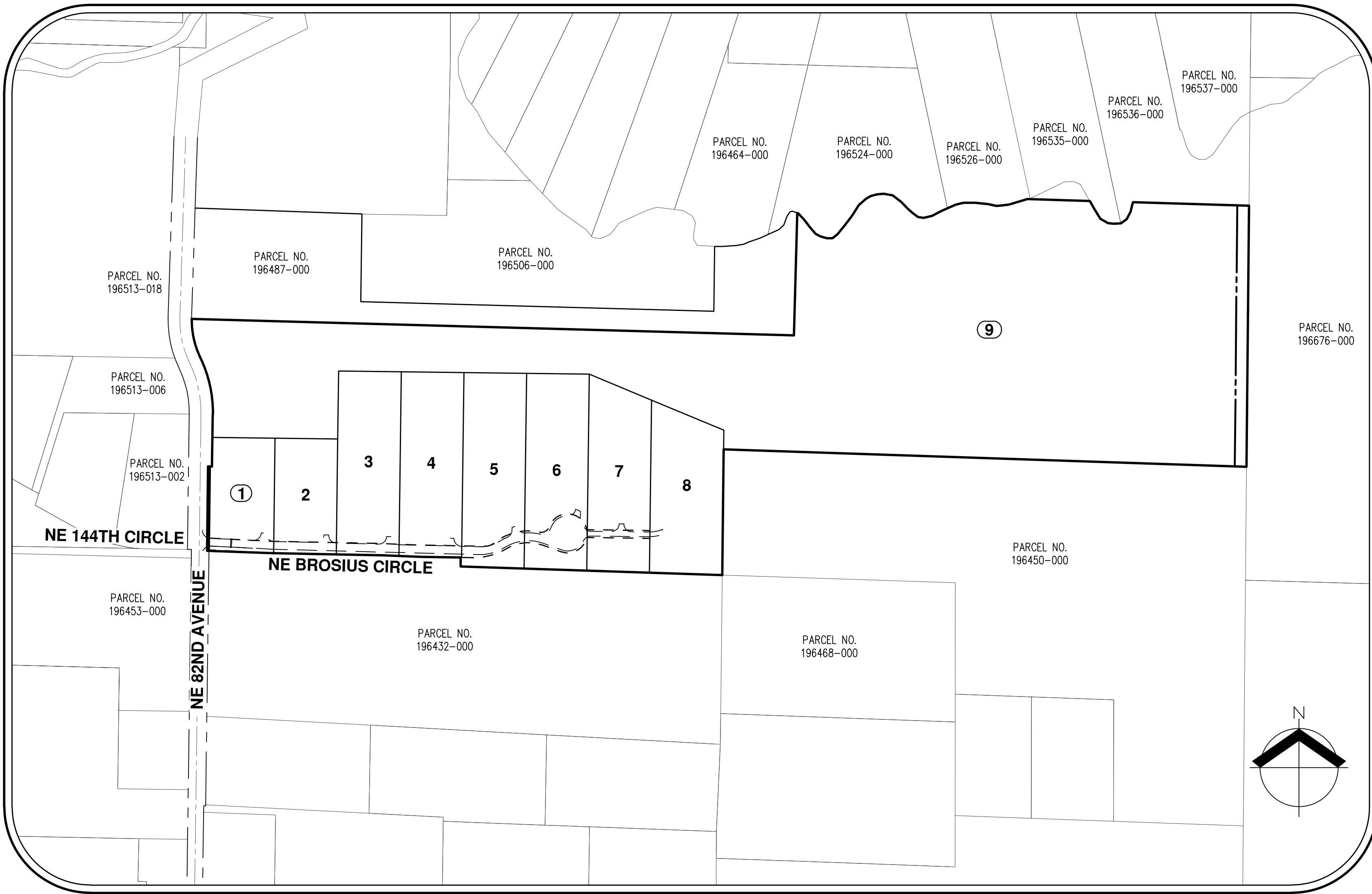
### LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN	
WATER BLOWOFF		STORM DRAIN MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MAILBOX		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	

### EXISTING

### PROPOSED

RIGHT-OF-WAY LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
DITCH	---	---
CURB	---	---
EDGE OF PAVEMENT	---	---
EASEMENT	---	---
FENCE LINE	---	---
GRAVEL EDGE	---	---
POWER LINE	---	---
OVERHEAD WIRE	---	---
COMMUNICATIONS LINE	---	---
FIBER OPTIC LINE	---	---
GAS LINE	---	---
STORM DRAIN LINE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---



SITE MAP

N.T.S.

### APPLICANT

THE RESERVE AT SALMON CREEK, LLC  
7701 NE GREENWOOD DRIVE, SUITE 100  
VANCOUVER, WA 98662  
CONTACT: TERRY WOLLAM  
PHONE: 360-798-5820  
FAX: 360-882-3600  
EMAIL: TERRY@WOLLAMASSOCIATES.COM

### OWNER

RICHARD & LOIS BROSIUS ETAL  
13610 NE 82ND AVENUE  
VANCOUVER, WA 98662

### CONTACT

AKS ENGINEERING & FORESTRY, LLC.  
CONTACT: MICHAEL ANDREOTTI  
9600 NE 126TH AVENUE, SUITE 2520  
VANCOUVER, WA 98682  
PH: 360-882-0419  
FAX: 360-882-0426  
E-MAIL: ANDREOTTIM@AKS-ENG.COM

### PROPERTY DESCRIPTION

LOCATED IN THE SOUTHEAST 1/4, SECTION  
20, TOWNSHIP 3 NORTH, RANGE 2 EAST,  
WILLAMETTE MERIDIAN, RIDGEFIELD,  
WASHINGTON  
PROPERTY SERIAL #: 196456-000.

### EXISTING LAND USE

VACANT, VEGETATED; ZONED R-5

### PROJECT PURPOSE

8 LOT CLUSTER SUBDIVISION WITH  
NON-BUILDABLE REMAINDER LOT.

### SITE AREA

36.5 AC (1,589,940 SF) AFTER BOUNDARY  
LINE ADJUSTMENT CURRENTLY IN PROCESS.

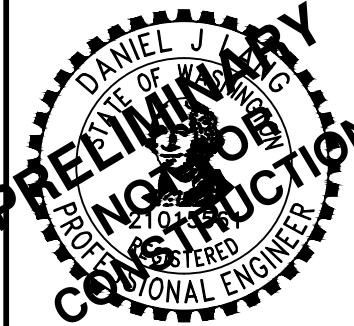
## SHEET INDEX

- P1.0 COVER SHEET
- P2.0 EXISTING CONDITIONS PLAN
- P3.0 PROPOSED DEVELOPMENT PLAN
- P4.0 PRELIMINARY STORMWATER PLAN

THE RESERVE  
AT SALMON CREEK  
CLARK COUNTY WASHINGTON  
SE 1/4 SEC. 20 T3N, R2E, W4E  
196456-000

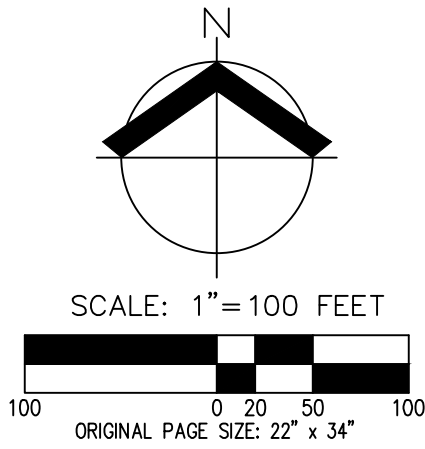
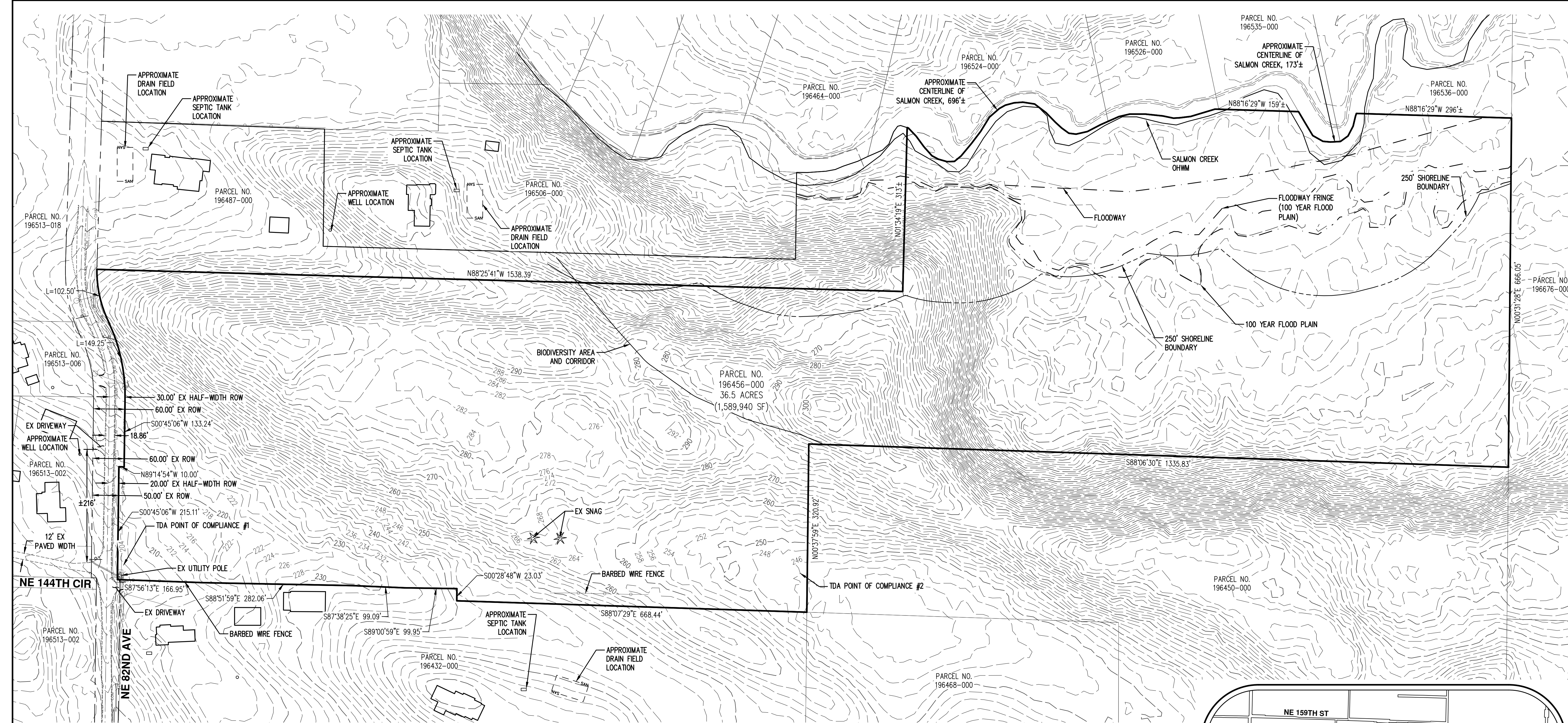
COVER SHEET

DESIGNED BY:	DJL
DRAWN BY:	DJL
MANAGED BY:	DJL
CHECKED BY:	JMM
DATE:	8/30/21



REVISIONS
JOB NUMBER 8700
SHEET P1.0

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ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

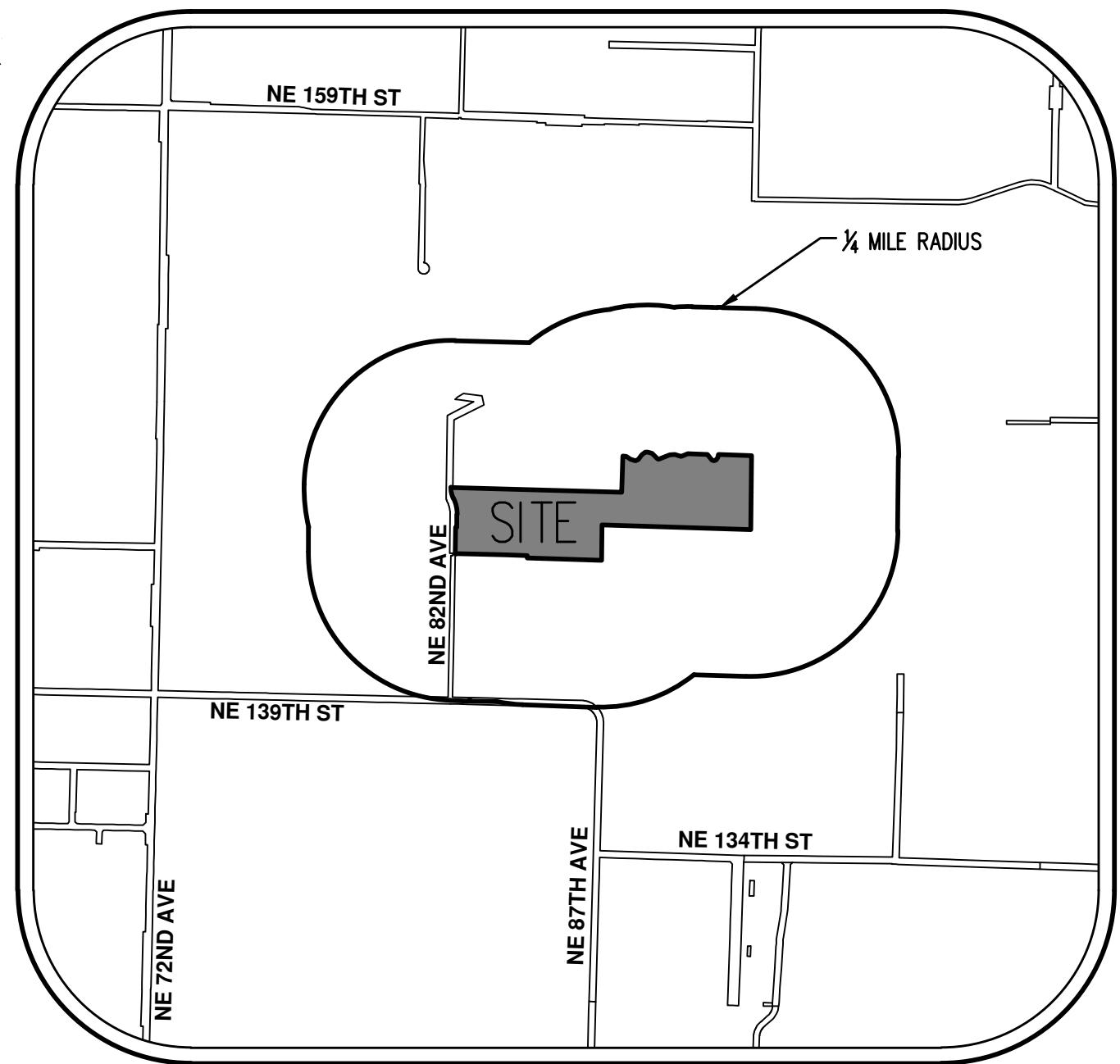
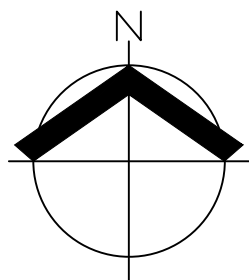


#### NOTES

1. THE SITE IS COMPRISED OF PARCEL 196456-000.
2. GROSS SITE AREA IS 1,589,940 SF (36.5 AC).
3. EXISTING ZONE DESIGNATION IS RURAL-5 (R-5).
4. CONTOUR INTERVAL IS 2 FEET.
5. THE SITE IS CURRENTLY VACANT.
6. NO FIRE HYDRANTS EXIST NEAR THE SITE PER CLARK COUNTY GIS.
7. NO STREETS PROVIDING ACCESS TO THE SITE ARE IN EXCESS OF 15%.
8. THE SITE IS OUTSIDE OF THE URBAN GROWTH BOUNDARY AND IS NOT SERVED BY PUBLIC WATER OR SEWER. CLARK COUNTY GIS DOES NOT SHOW RECORDS OF A WELL OR SEPTIC SYSTEM ON SITE.
9. ACCORDING TO CLARK COUNTY GIS, WELLS EXIST ON PARCELS 196432-000, 196513-002, 196513-006, 196487-000, AND 196506-000. WELL LOCATIONS SHOWN ON THE PLANS ARE BASED ON RECORDED DOCUMENTS ON CLARK COUNTY GIS.
10. ACCORDING TO CLARK COUNTY GIS, SEPTIC SYSTEMS EXIST ON PARCELS 196487-000, 196506-000, 196676-000, 196450-000, 196432-000, 196513-002, 196513-006, AND 196513-018. SEPTIC SYSTEM LOCATIONS SHOWN ON THE PLANS ARE BASED ON RECORDED DOCUMENTS FROM CLARK COUNTY GIS. OTHER LOCATIONS ARE UNKNOWN.
11. ACCORDING TO CLARK COUNTY GIS, SALMON CREEK, A TYPE S STREAM, RUNS ALONG NORTHEAST BOUNDARY OF THE SITE.

#### NOTES, CONT.

12. ACCORDING TO CLARK COUNTY GIS, WETLAND PRESENCE IS MAPPED ON SITE, MOSTLY ADJACENT TO SALMON CREEK. A CRITICAL AREAS REPORT COMPLETED BY ECOLOGICAL LAND SERVICES JUNE 7, 2021 REPORTED NO WETLAND PRESENCE IN THE PROPOSE DEVELOPMENT AREA.
13. ACCORDING TO CLARK COUNTY GIS, THERE ARE AREAS OF POTENTIAL SLOPE INSTABILITY AND SEVERE EROSION HAZARD AREAS, SLOPES GREATER THAN 15%. HOWEVER, A GEOTECHNICAL ENGINEERING STUDY BY EARTH ENGINEERING DATED JULY 20, 2021 REPORTED NO INDICATIONS OF UNSTABLE SLOPES.
14. THERE ARE OF BIODIVERSITY AREAS CORRIDOR. THE SITE CONTAINS FLOODWAY, FLOODWAY FRINGE, AND SHORELINE. THERE IS AN ARCHAEOLOGICAL SITE BUFFER ON SITE AND THE ARCHAEOLOGICAL PREDICTABILITY IS MODERATE-HIGH TO HIGH. THE SITE IS WITHIN THE CATEGORY 2 CRITICAL AQUIFER RECHARGE AREA.
15. NO HISTORICAL RESOURCES OBSERVED PER DAHP REPORT 2021-03-01646.
16. FLOODPLAINS EXIST ON SITE PER FEMA FLOOD MAP 53011C0264D AND CLARK COUNTY GIS.
17. NE 82ND AVENUE IS PUBLIC AND THE EXISTING SURFACING IS ASPHALT.
18. THERE ARE NO PEDESTRIAN OR BIKE FACILITIES ON SITE OR WITHIN 100' OF THE SITE.
19. ACCORDING TO C-TRAN THERE ARE NO TRANSIT STOPS WITHIN A 1/4 MILE RADIUS OF THE SITE.



#### VICINITY MAP

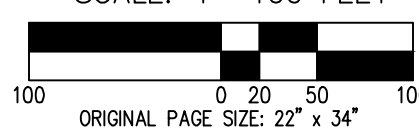
N.T.S.



# PROPOSED DEVELOPMENT PLAN

REVISIONS
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## P3.0



LOCATED IN THE SOUTHEAST 1/4, SECTION 20, TOWNSHIP 3  
NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, RIDGEFIELD,  
WASHINGTON  
PROPERTY SERIAL #: 196456-000.

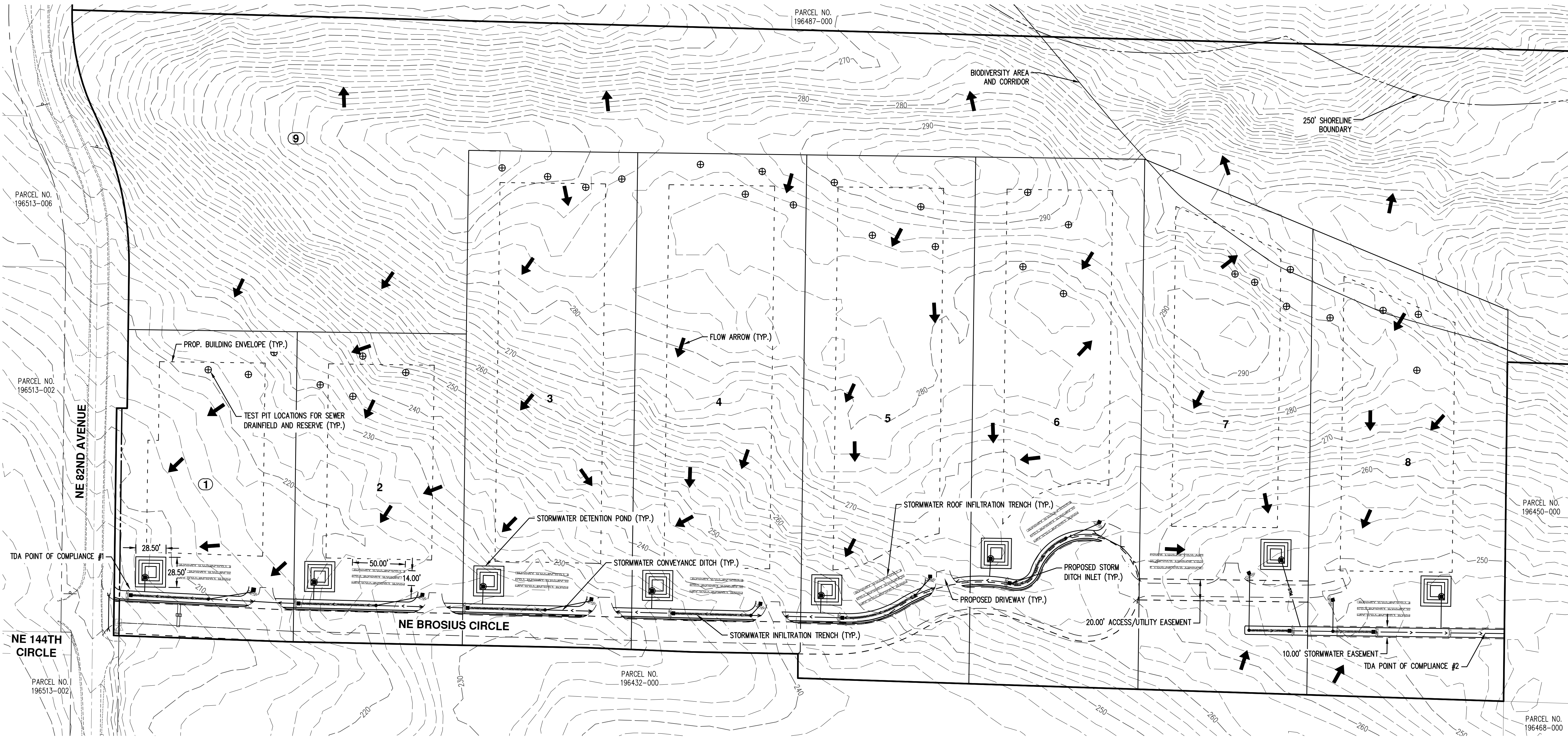


N.T.S.

(MODIFIED C.C. DWG 22, AASHTO SOIL TYPE A-7)  
[NE BROSIUS CIRCLE]

12. FOR LANDSCAPE, A COMBINATION OF TREES AND SHRUBS MUST BE USED OR AN EQUIVALENT BUFFER OF EXISTING TREES AND VEGETATION WILL BE RETAINED TO MEET THE STANDARD.
13. NO STRUCTURES EXIST ON SITE.
14. THE PROPOSED NE BROSIUS CIRCLE TO BE PAVED WITH ASPHALT.
15. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO TRANSIT ROUTES NEAR THE SUBJECT SITE.
16. NO STREETS PROVIDING ACCESS TO THE SITE OR PROPOSED ON SITE ARE IN EXCESS OF 15%.
17. FLOODPLAINS EXIST ON SITE PER FEMA FLOOD MAP 53011C0264D AND CLARK COUNTY GIS. THE SITE CONTAINS FLOODWAY, FLOODWAY FRINGE, AND SHORELINE.
18. WETLANDS ARE MAPPED ON SITE PER CLARK COUNTY GIS. HOWEVER, NO WETLANDS WERE DISCOVERED PER ECOLOGICAL LAND SERVICES CRITICAL AREA REPORTED WITHIN THE PROPOSED DEVELOPMENT AREA.
19. TWO PRIORITY SNAGS EXIST ON SITE PER CRITICAL AREAS REPORT. A MITIGATION PLAN TO BE SUBMITTED WITH FINAL ENGINEERING.
20. THERE ARE NO EXISTING/PROPOSED PEDESTRIAN OR BIKE FACILITIES LOCATED WITHIN 100 FEET OF THE SITE.
21. NE 82ND AVENUE IS A PUBLIC STREET PAVED WITH ASPHALT.
22. PROPOSED SITE GRADING FOR ROADS AND HOMES WILL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE TO MAINTAIN NATIVE VEGETATION ON SITE. THEREFORE THE PROPOSED SITE GRADING SHOULD BE SIMILAR TO THE EXISTING CONTOURS ON SHEET C2.0.

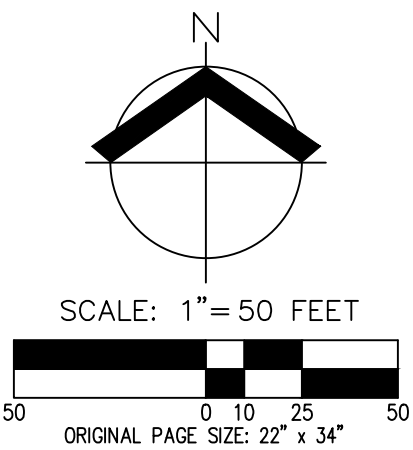
AKS DRAWING FILE: 8700 P4.0 STUDING | LAYOUT: P4.0



#### NOTES

- 10,500 SF OF HARD SURFACES ARE ASSUMED PER LOT FOR ROOF AREAS AND DRIVEWAYS.
- THRESHOLD DISCHARGE AREAS (TDAS) SHOWN IN THE SOUTHEAST AND SOUTHWEST CORNERS OF THE PROJECT SITE ARE EXISTING DRAINAGE FEATURES. FLOW ARROWS SHOWING DRAINAGE PATHS ARE SHOWN ON THE PLAN. AN ADDITIONAL TDA EXISTS IN THE NORTHWEST CORNER OF LOT 9, HOWEVER, LOT 9 WILL BE CONSIDERED THE REMAINDER PARCEL AND RETAIN EXISTING DRAINAGE FEATURES WITH NO PROPOSED DEVELOPMENT.
- LANDSCAPED AREAS SHALL CONFORM TO THE SOIL QUALITY AND DEPTH STANDARDS LISTED IN BMP T5.13.
- NO SOURCE CONTROL IS REQUIRED AS THERE ARE NO PLANNED PROHIBITED DISCHARGES ASSOCIATED WITH DEVELOPMENT ACTIVITIES.
- ON-SITE STORMWATER MANAGEMENT BMPS: COMPOST-AMENDED VEGETATED FILTER STRIPS (CAVFS) PER BMP T7.40 FOR PRIVATE ROAD AND DRIVEWAY RUNOFF TREATMENT. INFILTRATION TRENCHES PER BMP T5.10B WILL BE CONSTRUCTED TO FACILITATE FULL INFILTRATION OF ROOFS. DETENTION PONDS WITH PARTIAL INFILTRATION TO BE CONSTRUCTED PER BMP D6.10 FOR RUNOFF FROM LANDSCAPE AND FORESTED AREAS. POST-CONSTRUCTION SOIL QUALITY AND DEPTH (BMP T5.13) WILL BE IMPLEMENTED FOR ALL DISTURBED AREAS. ALL STORMWATER MANAGEMENT BMPS ARE LOCATED ACROSS THE SITE AS SHOWN.
- COMPOST-AMENDED VEGETATED FILTER STRIPS (CAVFS), INFILTRATION TRENCHES, AND DETENTION PONDS WILL BE UTILIZED TO MEET WATER QUALITY AND QUANTITY REGULATIONS FOR THE SITE. REFER TO PROJECT PRELIMINARY STORMWATER TIR FOR MORE INFORMATION.

DRAINAGE TABLE	
SUB AREA	DESTINATION
ROOF	ROUTED TO INFILTRATION TRENCHES.
LANDSCAPED AREA	SHEET FLOW ACROSS LANDSCAPE AND NATIVE VEGETATION AREAS AND ROUTED TO DETENTION PONDS.
DRIVEWAYS	SHED FROM DRIVEWAY THROUGH CAVFS AND CONVEYED THROUGH DITCH TO INFILTRATION TRENCHES.
UNDEVELOPED AREA	REMAIN AS NATURAL.
ENTIRE ROAD	SHED FROM PRIVATE STREET THROUGH CAVFS AND CONVEYED THROUGH DITCH TO INFILTRATION TRENCHES LOCATED ADJACENT TO PRIVATE STREET.



THE RESERVE  
AT SALMON CREEK  
CLARK COUNTY WASHINGTON  
SE 1/4 SEC. 20 T3N, R2E, W4W

PRELIMINARY  
STORMWATER PLAN

DESIGNED BY: DJL  
DRAWN BY: DJL  
MANAGED BY: DJL  
CHECKED BY: JMM  
DATE: 8/30/21



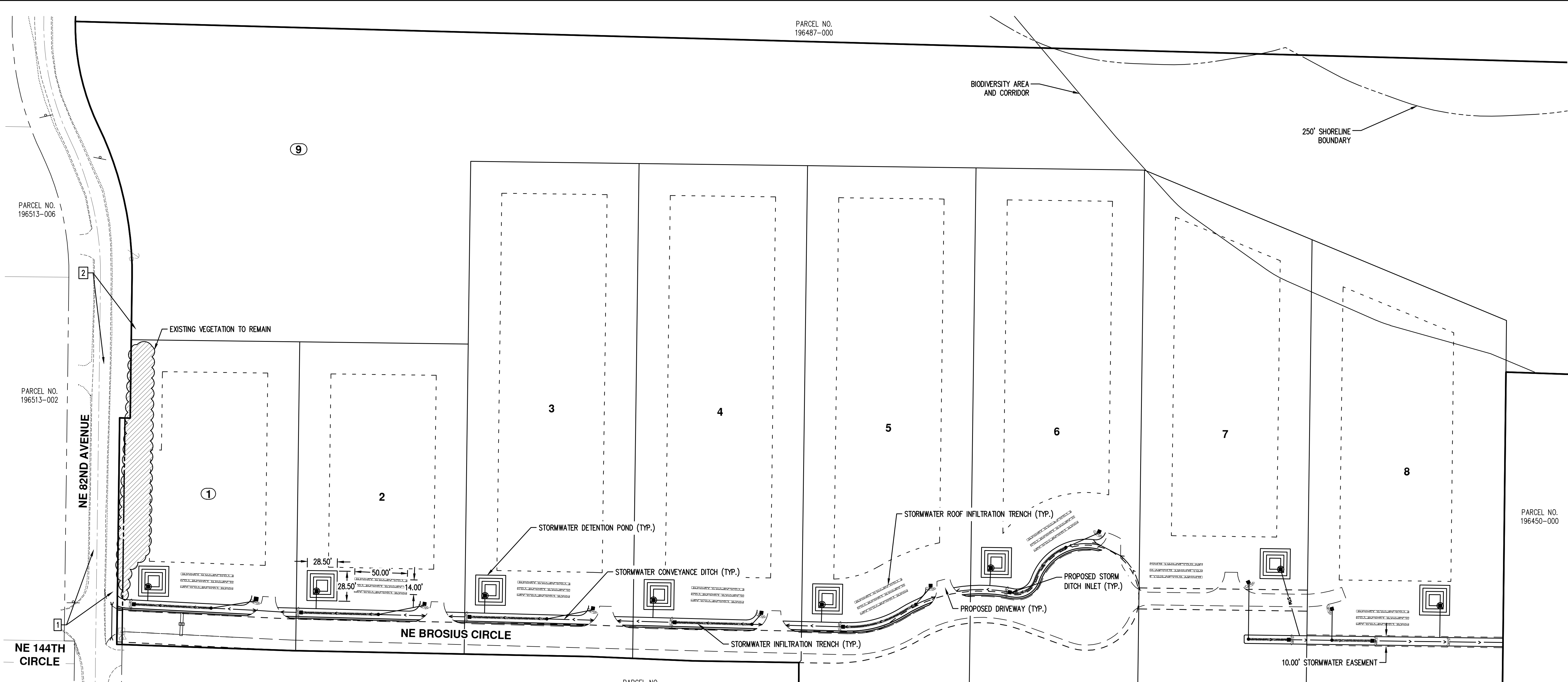
REVISIONS

JOB NUMBER  
8700

SHEET  
P4.0

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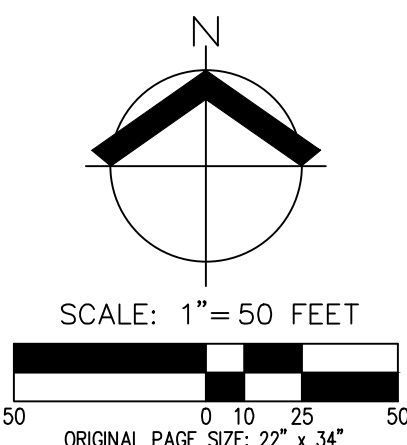
**NOTE:**

- EXISTING VEGETATION ALONG NE 82ND AVENUE, AS SHOWN LEFT, TO PROVIDE A FILTERED LANDSCAPE SCREEN WITH A BUFFER OF VEGETATION AT A MINIMUM OF 6 FEET HIGH AND 50% OPAQUE YEAR ROUND. ANY LANDSCAPE MATERIALS THAT FAIL WITHIN THE FIRST TWO YEARS SHALL BE REPLACED WITH SIMILAR NATIVE PLANT MATERIAL.
- EXISTING VEGETATION IS MOSTLY DECIDUOUS, BUT IS DENSE ENOUGH TO MAINTAIN 50% OPACITY WHEN NOT IN LEAF.

**GENERAL LANDSCAPE NOTES:**

DISCLAIMER: THESE NOTES SHALL ONLY APPLY IF NEW PLANT MATERIAL IS INSTALLED.

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT MATERIAL QUANTITIES IF DISCREPANCIES, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- PER CLARK COUNTY CODE SECTION 40.210.020(c)(6), ALL PLANTINGS SPECIFIED SHALL BE NATIVE VEGETATION AS IDENTIFIED BY THE CLARK COUNTY CONSERVATION DISTRICT OR OTHER APPROVED NATIVE VEGETATION FROM THE COUNTY. ALTERNATIVE PLANT SPECIES SUBSTITUTIONS FROM THIS LIST MAY BE APPROVED BASED ON NURSERY STOCK AVAILABILITY OR OTHER UNFORESEEN SITE CONDITIONS AT TIME OF INSTALLATION.
- NEW PLANT MATERIAL SHALL BE FIRST QUALITY AND TYPICAL FOR THEIR SPECIES PER THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.2). TREES SHALL HAVE A SINGLE LEADER, BE EVENLY BRANCHED AND SYMMETRICAL; SHRUBS SHALL BE WELL FORMED AND FULLY ROOTED, BUT NOT ROOT BOUND IN THE CONTAINER IN WHICH THEY ARE GROWN.
- MULCH: APPLY A 3" DEEP X MIN 3" DIAMETER MULCH RING AROUND ALL NEW WOODY PLANT MATERIAL FOR MOISTURE RETENTION AND WEED SUPPRESSION. MULCH SHALL BE MEDIUM GRIND OR SHREDED HEMLOCK OR FIR MULCH. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANTS.
- ANY NEW LANDSCAPING REQUIRED TO MEET SCREENING STANDARDS SHALL BE INSTALLED PRIOR TO FINAL PLAT UNLESS FINANCIAL GUARANTEES ARE MADE FOR INSTALLATION PRIOR TO ANY BUILDING PERMIT ACTIVITY WITH APPROVAL BY THE COUNTY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL NEWLY INSTALLED PLANT MATERIAL IN GOOD CONDITION UNTIL DATE OF FINAL ACCEPTANCE. ONGOING WATERING FOR PLANT ESTABLISHMENT AND OTHER MAINTENANCE AFTER THAT DATE SHALL BE THE RESPONSIBILITY OF THE OWNER. HAND WATERING, OR OTHER MEANS (SUCH AS USE OF A WATER TRUCK) IS RECOMMENDED IN LIEU OF A TEMPORARY IRRIGATION SYSTEM. WATERING SHALL OCCUR AT LEAST 1 INCH PER WEEK AND IS NEEDED DURING DRY WEATHER FROM JUNE-SEPTEMBER. ANY REQUIRED LANDSCAPING MATERIALS THAT FAIL TO SURVIVE WITHIN THE FIRST 2 YEARS SHALL BE PROMPTLY REPLACED IN KIND BY OWNERS IN ACCORDANCE WITH CLARK COUNTY STANDARDS.
- ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESEEDED WITH SUNMARK SEEDS ODOT E/C MIX AT A RATE OF 2 LBS PER 1000 SF (OR APPROVED EQUAL).



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ENGINEERING • SURVEYING • NATURAL RESOURCES  
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

THE RESERVE  
AT SALMON CREEK  
CLARK COUNTY WASHINGTON  
SE 1/4 SEC. 20 T3N, R2E, W4E

196456-000

PRELIMINARY LANDSCAPE  
PLAN

DESIGNED BY: ZTN  
DRAWN BY: ZTN  
MANAGED BY: DJL  
CHECKED BY: JMM  
DATE: 9/14/21

STATE OF WASHINGTON  
JULY 12, 2021  
LANDSCAPE ARCHITECT  
PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER  
8700  
SHEET  
P5.0